

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

Tel: 02920766755 Email: property@croftsanddavies.co.uk www.croftsanddavies.co.uk

259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



1 CHARTWELL DRIVE, LISVANE, CARDIFF CF14 0EZ

Modern, Five Bedroom, Detached House situated in very pleasant, sought after location just off Lisvane Road. Local facilities including The Griffin and Ty Mawr Pubs are close by and shopping facilities are available at Llanishen Village – within easy reach. Ample recreational space is available, and Lisvane has many attractive walks including the Reservoir with its abundance of wildlife and Cefn Onn Park, both a short distance from the property. Cardiff City Centre is approximately 6 miles distant and can be easily accessed by rail from Llanishen Station or by bus routes on nearby Station Road.

The property is built of brick under a tiled roof with rendering to the first-floor elevations, the house was extended many years ago to incorporate a study/playroom and utility with a large main bedroom and ensuite to the first floor and now has well-proportioned accommodation with good sized rooms. In addition the property has a good size double glazed Conservatory overlooking an attractive, well stocked, rear garden. In addition, the house has gas central heating via a recent combination boiler and uPVC double glazing throughout. Briefly comprising:

Hall, GF Cloakroom, Lounge, Dining Room, Fitted Kitchen, Conservatory, Utility Room, Study/Playroom. First Floor: Landing, Main Bedroom with Ensuite, Three Further Double Bedrooms, 5th Bedroom/office, Family Bathroom. Front Garden, Driveway, Garage and Rear Garden with circular patio, vegetable plots and laid lawn.

**MODERN FIVE BEDROOM DETACHED
FAMILY HOME**

PRICE GUIDE: £695,000

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated.

HALL: (9'8 x 4'10) With Upvc front door, Ceramic tiled floor in terracotta colour, inset mat, one radiator, dado rail, coving, two ceiling lights, understairs cupboard and white panelled doors to all rooms.

CLOAKROOM OFF: (6'0 x 4'10) Double glazed uPVC frosted window to side, low flush close coupled w.c. vanity unit, wash hand basin, one radiator, part wall tiling, floor to match hall and ceiling light.

MAIN LOUNGE: (17'6 x 10'10) Upvc double glazed window to front, curtain pole above, two radiators, fitted gas fire set on raised marble hearth with surround to match and mantelpiece over, double fold back doors to Dining Room and double-glazed uPVC sliding patio doors to rear garden with fitted vertical blinds with curtain pole above. Coving and pendant lights.

DINING ROOM: (12'4 x 9'1) Window to conservatory, curtain pole above and radiator under, coving and ceiling light.

KITCHEN: (12'4 x 9'4) Range of fitted floor and wall mounted units comprising, cupboards, drawers and roll top work surfaces in a lined oak finish with one and half bowl sink unit, space for dish-washer and gas cooker, overhead extractor, part wall tiling, space for fridge/freezer, towel rack style radiator, inset ceiling lights, mock tiled laminated floor and breakfast bar. archway to Conservatory and doorway to Utility Room.

CONSERVATORY: (17'8 x 7'5) Floor to match kitchen, double glazed uPVC windows to side and rear with uPVC door to side, fitted roller blinds to all windows, fitted wall light and a double glazed roof.

UTILITY ROOM: (13'1 x 5'70) Double glazed uPVC window to front, fitted roller blind, uPVC half glazed back door to rear garden, Belfast sink set in in its own work surface with ample space for machine and tumble drier. Built in housing cupboard, radiator, ceiling light and door off to –

STUDY/PLAYROOM (13'1 x 11'5) Two double glazed uPVC French doors to rear garden with windows either side, curtain pole above, mock timber laminated floor, radiator and two pendant lights.

FIRST FLOOR

LANDING: Dogleg staircase, half landing with double glazed uPVC window to front, curtain pole above, airing cupboard (7' x 4'6) with fitted light, range of slatted shelving, wall mounted gas combination boiler to serve heating and hot water and fitted light. Panelled doors in white to all rooms and ceiling light.

BEDROOM ONE: (17'6 into fitted wardrobe space x 13') Double glazed uPVC window to rear, curtain pole above, radiator, built-in wardrobe (10' x 3'9) built in corner wardrobe, loft hatch and ceiling light.

ENSUITE: (9'0 x 5'5) Suite in white comprising large walk-in shower, with slide back screen, wall mounted electric shower, pedestal wash hand basin and low flush close coupled w.c. shelving and cupboard behind shower, double glazed uPVC frosted window to front, towel rack style radiator, fully tiled walls, mock tile laminated floor, fitted vertical blind, ceiling light fitting and courtesy light.

BEDROOM TWO (11'11 x 10'9) Double glazed uPVC window to rear with open view across parts of Lisvane, curtain pole and one radiator under. Range of built-in wardrobes with floor to ceiling doors and pendant light.

BEDROOM THREE: (8'9 x 8'0) Double glazed uPVC window to rear, fitted roller blind, built-in wardrobe with over bed storage area, radiator and ceiling light.

BEDROOM FOUR: (6'9 x 10'9) Double glazed uPVC window to rear, curtain pole above, radiator under and ceiling light.

BEDROOM FIVE / OFFICE: (10'10 x 5'4) Double glazed uPVC window to front, radiator under, built-in desk and cupboard, ceiling light and built-in wall cupboard.

FAMILY BATHROOM: (7'6 x 7'2) Double glazed uPVC frosted window to front, fitted venetian blind and curtain pole above, radiator under. Suite in white comprising bath with electric shower over, low flush close coupled w.c. wash hand basin. Built-in cupboards in timber panelled pattern and large built-in cupboard with fitted shelving. Inset ceiling lighting and wall mounted mirror.

EXTERIOR

FRONT GARDEN: Easily maintained front garden with Laid lawn, central path, paved pathway to surround the property.

DRIVEWAY; For 2/3 cars, giving access to –

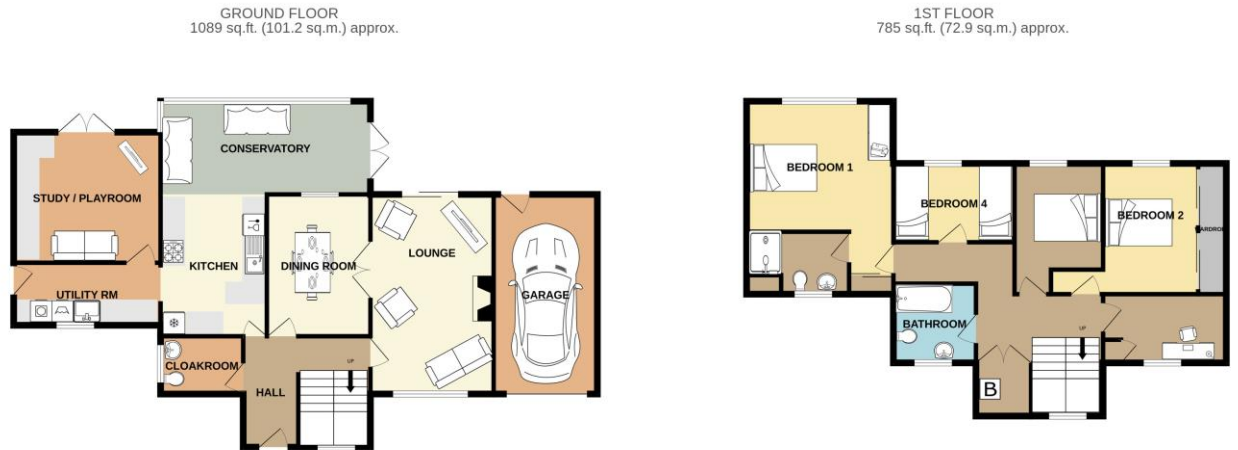
GARAGE: (18'9 x 9'2) With Up and over door, ample storage space, two fluorescent lights, power points, ample space for fridge/freezer and other appliances, double glazed uPVC door to rear garden.

REAR GARDEN: Wrought iron gate to rear garden with paving to match, three inset vegetable plots, garden shed, patio in paving to rear of the property, large laid lawn, pathway to surround, patio area with circular paved pattern, small pond, exterior lighting and access to side of house with ample storage space for garden furniture.

TENURE: We understand the tenure to be Freehold, But you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

Web-site: Details of this and other properties can be found on our website:



TOTAL FLOOR AREA: 1874 sq.ft. (174.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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